

330 N 16TH AVE
ELDRIDGE, IA 52748

WAREHOUSE/ LIGHT MANUFACTURING

FOR SALE

DuBois

GLD COMMERCIAL

427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

PROPERTY OVERVIEW

12,950 SF flex warehouse/light manufacturing building, built in 2000, on 3.06 acres in Eldridge, IA. Room for expansion or outdoor storage. \$800,000 (~\$62/SF). Building has five (5) dock high doors and one overhead door, approximately 1,200 SF office space, sprinkled, two (2) 1-ton craneways, 480V power. Ideal for owner-users, contractors, or investors. Ideally located only 4.5 miles north of I-80 and Davenport, and boasts excellent access to the rest of the Quad Cities.

OFFERING SUMMARY

Sale Price:	\$800,000
Net Real Estate Taxes:	\$16,132
Building Size:	12,950 SF
Lot Size:	3.06 Acres
Price / SF:	\$61.78
Year Built:	2000
Zoning:	I-2, General Industrial

DuBois

EXECUTIVE SUMMARY

330 N 16TH AVE, ELDRIDGE, IA 52748

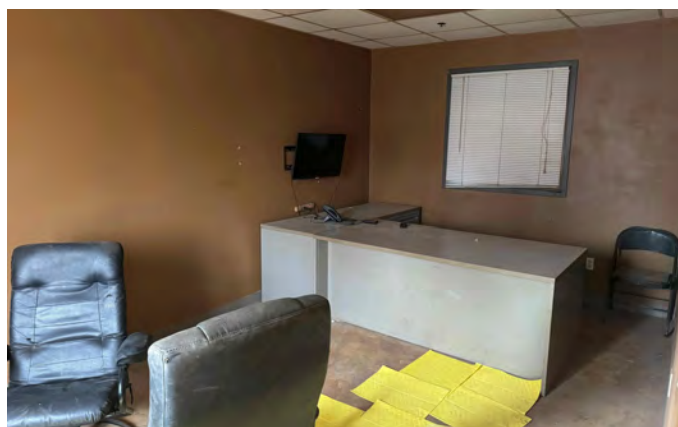
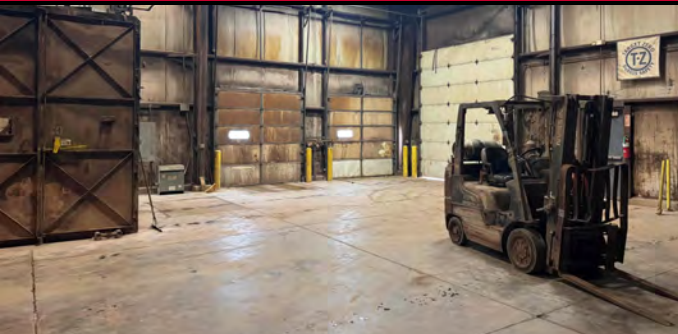
EXTERIOR PHOTOS

330 N 16TH AVE, ELDRIDGE, IA 52748



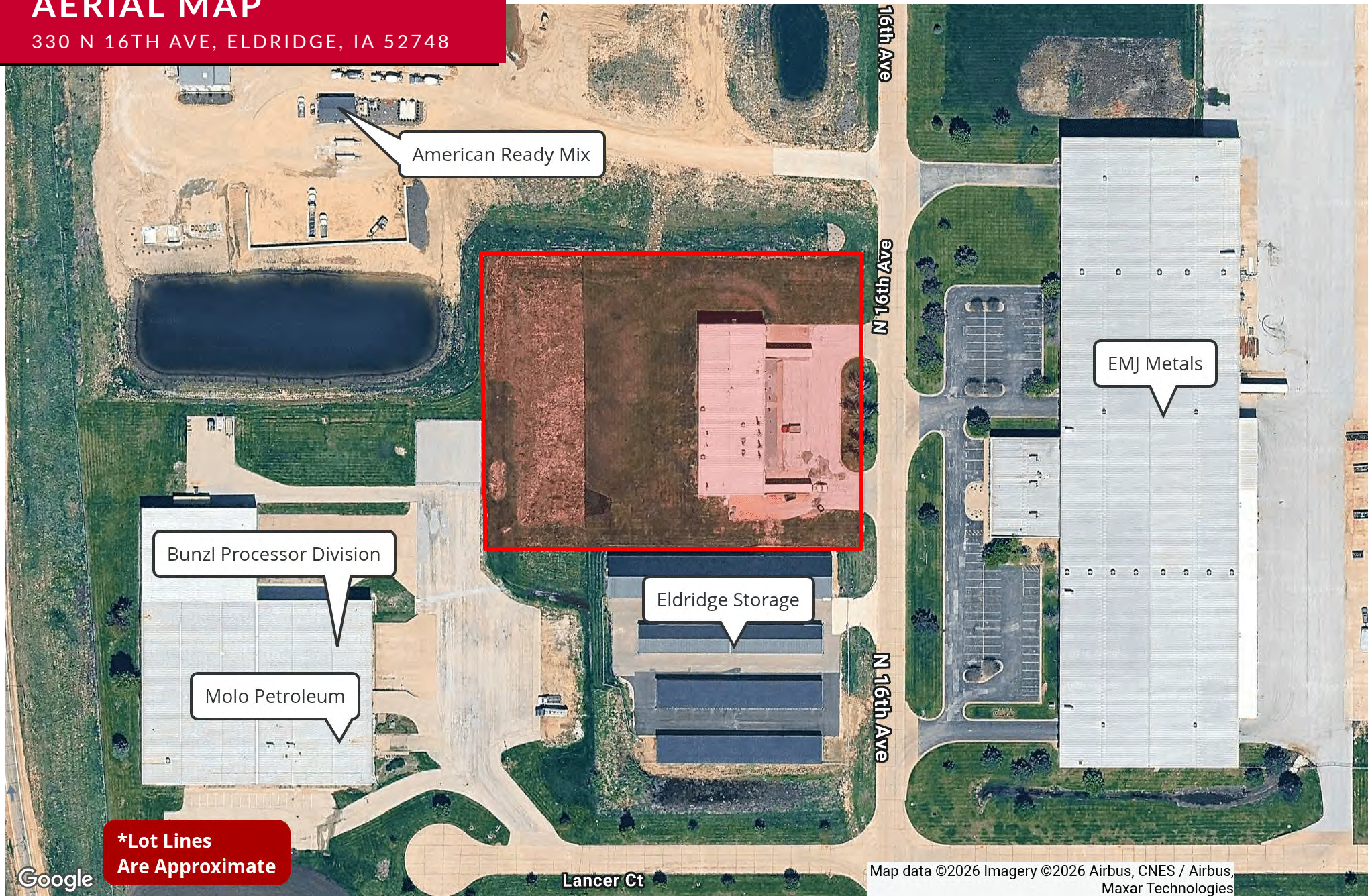
INTERIOR PHOTOS

330 N 16TH AVE, ELDRIDGE, IA 52748



AERIAL MAP

330 N 16TH AVE, ELDRIDGE, IA 52748



RETAILER MAP

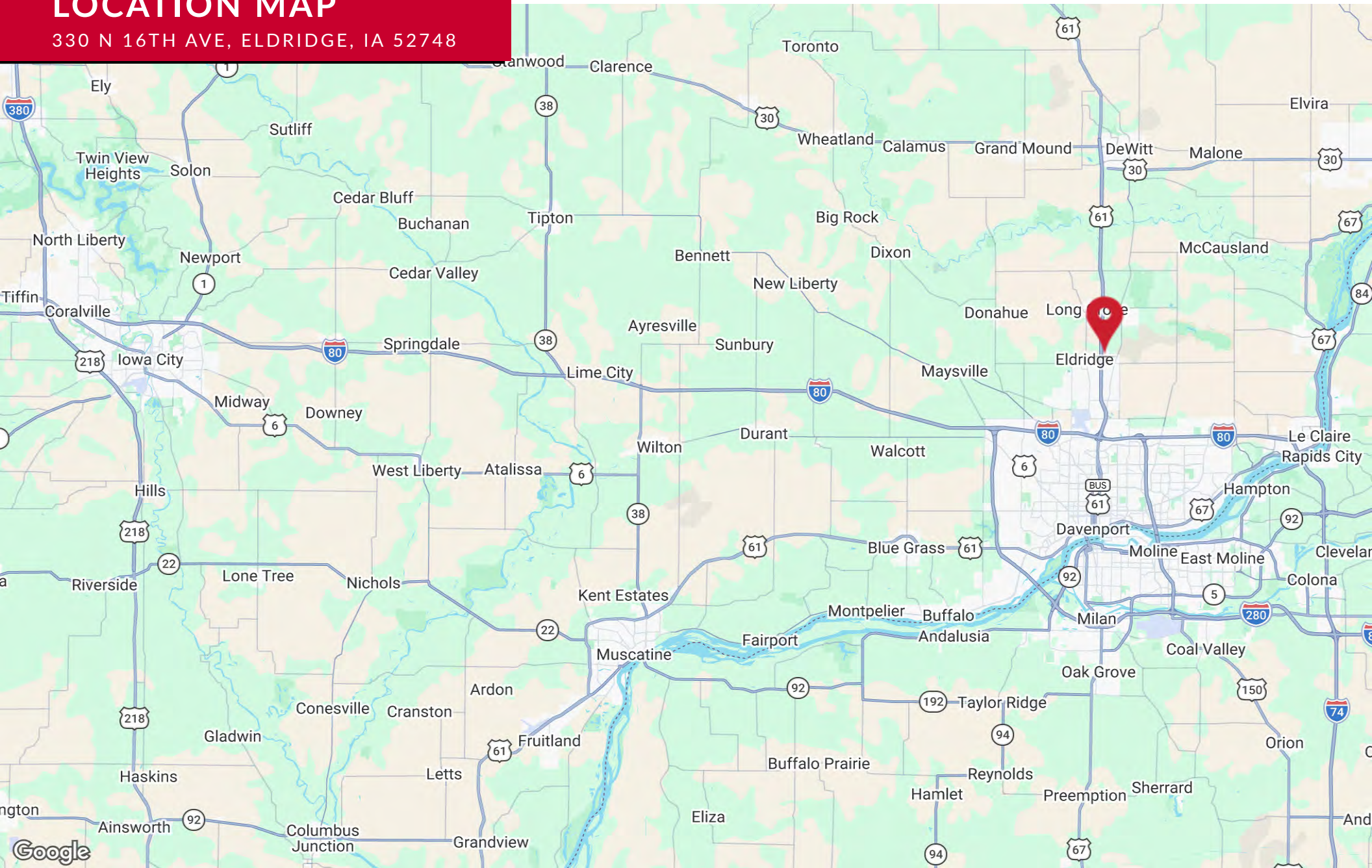
330 N 16TH AVE, ELDRIDGE, IA 52748



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar

LOCATION MAP

330 N 16TH AVE, ELDRIDGE, IA 52748



SERVICE PROVIDERS (AVG UTILITY BILLING)

330 N 16TH AVE, ELDRIDGE, IA 52748



Utilities

AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$945/month
- MidAmerican Energy - Gas: \$1,656/month
- Eldridge Water Dept: \$190/month

Averages as of September 24, 2026

INTERNET/PHONE PROVIDERS

- Central Broadband
(563) 285-9611
- Mediacom Cable
(800) 824-6047

*All information is deemed reliable but not guaranteed. It is the responsibility of the buyer to do their own due diligence.